

**AN ORDINANCE OF THE VILLAGE OF
BELLWOOD, COOK COUNTY, ILLINOIS,
AUTHORIZING THE ACQUISITION OF PROPERTY
FOR THE TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE NORTH TIF
REDEVELOPMENT PROJECT AREA**

WHEREAS, It was desirable and in the best interests of the citizens of the Village of Bellwood ("the Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Compiled Statutes, as amended ("the Act"), for a proposed redevelopment plan and redevelopment project ("the Plan" and "the Project") within the municipal boundaries of the Village and within a proposed North TIF Redevelopment Project Area ("the Area") as more fully described in Ordinance Numbers 6-49, 6-50 and 6-51, dated April 26, 2006; and

WHEREAS, Pursuant to Section 11-74.4-5 of the Act, the Mayor and Village Board of the Village ("the Corporate Authorities"), after proper notice having been given to all interested parties via publication and/or certified mail, called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for April 12, 2006 at the Village Hall, 3200 Washington Boulevard, in the Village of Bellwood, Cook County, Illinois; and

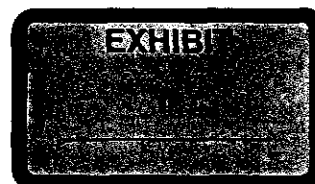
WHEREAS, The Plan and Project set forth the factors which could cause the proposed Area to become blighted, and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and are generally informed of the conditions in the proposed Area which could cause the portions to be "blighted area" as said terms are used in the Act; and

WHEREAS, The Corporate Authorities reviewed the conditions pertaining to the lack of private development in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, The Corporate Authorities reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, The Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive planning process of the Village; and

WHEREAS, The Corporate Authorities, by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such Ordinances listed above



and were the subject, along with the Area designation hereinafter made, at a public hearing on April 12, 2006 and is now necessary and desirable to designate certain parcels within the Area as a development project area pursuant to the Act; now therefore,

Be It Ordained by the Mayor and Village Board of the Village of Bellwood:

Section 1.

a. Area Designated. It is hereby determined that it is necessary, useful, appropriate and desirable that the real estate parcels legally described on Exhibit A hereto, located at:

	Property Address	Property Index Number (PINs)
1.	2501 Grant Street, Bellwood, IL	15-09-201-015-0000
2.	2601 Grant Street, Bellwood, IL	15-09-201-014-0000
3.	2615 Grant Street, Bellwood, IL	15-09-201-010-0000
4.	2701 Grant Street, Bellwood, IL	15-09-201-008-0000
5.	2715 Grant Street, Bellwood, IL	15-09-201-013-0000
6.	2801 Grant Street, Bellwood, IL	15-09-201-016-0000
7.	2821 Grant Street, Bellwood, IL	15-09-201-017-0000
8.	120 S. 25 th Avenue, Bellwood, IL	15-09-201-002-0000 15-09-201-003-0000 15-09-201-005-0000
9.	125 Eastern Avenue, Bellwood, IL	15-09-200-007-0000
10.	145 Eastern Avenue, Bellwood, IL	15-09-200-016-0000

("the Properties"), be acquired for use with the Plan and Project of the Village.

b. There exist conditions which cause the Properties to be subject to designation as a redevelopment project area under the Act and the Properties to be classified as a bighted area as defined in Section 11-74.4-3(a) of the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan, it is anticipated that all obligations incurred to finance redevelop project costs, if any, as defined in the Plan shall be retired no later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

f. The Properties are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Invalidity of any Section. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 3. It is hereby determined that the Municipality shall acquire title to and possession of the Properties described on Exhibit A hereto.

Section 4. The Mayor of the Village or his designee is hereby authorized, empowered and directed to negotiate and enter into agreements for and on behalf of Bellwood with the owner or owners of the Properties described on Exhibit A for the purchase thereof. The Mayor of Bellwood is further authorized to appoint, as his designee, special counsel for Bellwood in order to negotiate and enter into agreements for and on behalf of Bellwood with the owner or owners of said Properties as described on Exhibit A for the purchase thereof.

Section 5. In the event that the Mayor of the Village or his designee is unable to negotiate or agree with the owner or owners of said Properties as to the compensation to be paid therefore, title to and possession of said Property shall be acquired by Bellwood through condemnation. The Mayor is here by authorized to appoint special counsel for Bellwood in order to institute proceedings in any court of competent jurisdiction to acquire title to and possession of said Properties for Bellwood in accordance with the eminent domain laws of the State of Illinois.

Section 6. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict and this ordinance shall take effect and be in full force from and immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description of Parcels

PASSED THIS 11 Day of October, 2006

AYES 6 NAYS — ABSENT —

APPROVED: Frank A. Ponzio
MAYOR

ATTEST:

Sara M. Howard
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTIES

Address: 2501 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-015-0000

Legal

Description: LOT 1 (EXCEPT THE WEST 270.0 FEET THEREOF) IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THE SOUTH 353.0 FEET OF THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

Address: 2601 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-014-0000

Legal

Description: THE WEST 270.0 FEET (EXCEPT THE WEST 106 FEET THEREOF) OF LOT 1 IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

Address: 2615 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-010-0000

Legal

Description: THE WEST 106 FEET OF LOT 1 IN "BELLWOOD INDUSTRIAL DISTRICT", A SUBDIVISION OF THE SOUTH 353 FEET OF THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT OF WAY OF CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

Address: 2701 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-008-0000

Legal

Description: LOT 2 IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THE SOUTH 353 FEET OF THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 29, 1959 AS DOCUMENT NO. 17745217, IN COOK COUNTY, ILLINOIS.

Address: 2715 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-013-0000

Legal

Description: THE EAST 162.16 FEET OF LOT 3 IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THE SOUTH 353.0 FEET OF THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT-OF-WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS

Address: 2801 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-016-0000

Legal

Description: PARCEL 1:

THE WEST 163 FEET 8 INCHES OF THE EAST 325 FEET 10 INCHES OF LOT 3 IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THE SOUTH 353 FEET OF THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRICIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT-OF-WAY OF CHICAGO JUNCTION RAILWAY COMPANY IN COOK COUNTY, ILLINOIS.

PARCEL:

THE NORTH 10 FEET OF VACATED GRANT STREET RIGHT OF WAY LYING SOUTHERLY AND ADJOINING PARCEL 1.

Address: 2821 Grant Street, Bellwood, Illinois

PIN #: 15-09-201-017-0000

Legal

Description: PARCEL 1:

LOT 3 (EXCEPT THE EAST 325 FEET 10 INCHES THEREOF) IN BELLWOOD INDUSTRIAL DISTRICT, A SUBDIVISION OF THE SOUTH 353 FEET OF THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRICIPAL MERIDIAN, LYING EAST OF AND ADJOINING RIGHT OF WAY OF CHICAGO JUNCTION RAILWAY COMPANY IN COOK COUNTY, ILLINOIS.

PARCEL:

THE NORTH 10 FEET OF VACATED GRANT STREET RIGHT OF WAY LYING SOUTHERLY AND ADJOINING PARCEL 1 AFORESAID.

Address: 120 S. 25th Avenue, Bellwood, Illinois

PIN #: 15-09-201-002-0000
15-09-201-003-0000
15-09-201-005-0000

Legal

Description: PARCEL 1:

THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING SOUTH OF AND ADJOINING THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS NOW USED AND OCCUPIED, AND EAST OF AND ADJOINING THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY, (EXCEPT THAT PART THEROF CONVEYED BY HOMER C. HUNT AND WIFE, TO RICHARD C. BLOCK AND JOHN NISCHNICK, BY DEED DATED AUGUST 1, 1900 AND RECORDED ON AUGUST 3, 1900 AS DOCUMENT 2993317 IN BOOK 7085, PAGE 163 AND ALSO (EXCEPT THAT PART THEREOF CONVEYED BY SOLAR STURGES MANUFACTURING COMPANY, TO CHICAGO AND NORTHWESTERN RAILWAY COMPANY, BY DEED DATED AUGUST 17, 1923 AND RECORDED ON SEPTEMBER 13, 1923 AS DOC 8101234 IN BOOK 19227 ON PAGE 76) EXCEPT THE SOUTH 353 FEET THEREOF IN THE VILLAGE OF BELLWOOD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY IN SAID SECTION 9, INTERSECTS THE WEST LINE OF 25TH AVENUE (A LINE PARALLEL WITH AND 33 FEET WEST OF THE EAST LINE OF SAID SECTION 9, THENCE SOUTH ALONG SAID SECTION 9, THENCE SOUTH ALONG SAID WEST LINE OF 25TH AVENUE AS DESCRIBED, 53 FEET, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 9, 125 FEET THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 9, 74.71 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE SAID RIGHT OF WAY 126.81 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE CHICAGO & NORTHWESTERN RAILROAD AND EAST OF THE INDIANA BELT RAILROAD IN THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF A LINE COMMENCING IN THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, 720 FEET EAST OF THE INDIANA HARBOR BELT RAILROAD; THENCE WESTERLY 270 FEET TO A POINT 12 FEET SOUTHERLY AT RIGHT ANGLES TO RAILROAD; THENCE WESTERLY 110 $\frac{1}{2}$ FEET ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 419 FEET TO A POINT 29 FEET SOUTHERLY AT RIGHT ANGLES TO RAILROAD; THENCE WESTERLY ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3760 FEET TO THE EAST LINE OF THE INDIANA HARBOR BELT RAILROAD, 78 FEET SOUTH OF CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Address: 125 Eastern Avenue, Bellwood, Illinois

PIN #: 15-09-200-007-0000

Legal

Description: THE NORTH 250 FEET OF THE SOUTH 475 FEET OF THE WEST 483 FEET (EXCEPT EASTERN AVE.) OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 145 Eastern Avenue, Bellwood, Illinois

PIN #: 15-09-200-016-0000

Legal

Description: THE EAST 100 FEET OF THE WEST 133 FEET OF THE NORTH 216 FEET OF THE SOUTH 225 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS